

Town of Somers

Zoning Board of Appeals

Regular Meeting

December 8, 2015 – 7:30 pm

Town Hall

Draft

Call to order

Chairman Dean Hills called the regular meeting of the **ZBA** to order at 7:30 pm.

Roll Call

Present – Dean Hills – Chairman, Susan Peck, Joe Marinaccio, Douglas Stebbins and Leonard Van Wingerden.

Absent – B.J. Ferro

Public Hearing

It was moved by Douglas Stebbins and seconded by Joe Marinaccio to take from the table the motion relating to the granting of a variance to Brian and Susan Wrisley, 667 Main Street, Somers. Motion passed unanimously. Brian Wrisley presented proof of notice to abutting property owners providing the ZBA with all the required documents for his appeal. Joe Marinaccio moved and seconded by Douglas Stebbins to grant a variance to Brian and Susan Wrisley, 667 Main Street, Somers from Section 214-98 of the Somers Code concerning side yard setback requirement of 25 feet; to re-construct a 22'x22' two-story barn (0) zero feet from the property line, with a new foundation on existing footprint. The issue of safety and preexisting setback of existing barn/garage constituted a hardship in this case. The motion passed unanimously.

Theresa Meyer d/b/a Total Car Maintenance LLC, 64 Field Road Unit 2C, seeking site approval for an Automobile Repairer's license.

The legal notice was read into the record. Theresa Meyer outlined the nature of the activities to be undertaken by Total Car Maintenance. All applicable regulations/protocols for waste oil, fuel, fumes, auto parking and sundries pertaining to auto repair shops will be followed. Guy Markey, 38 Heron Drive, Somers, spokesman for Northfield Commons, of which 64 Field Road Unit 2C is a part, presented a litany of automobile parking and storage infractions plaguing the Commons. He told the ZBA members that prior lack of enforcement was to give way to a stricter adherence of tenants' restrictions in regard to parking.

Joe Marinaccio moved and Douglas Stebbins seconded to approve site suitability for Theresa Meyer d/b/a Total Car Maintenance LLC, 64 Field Road Unit 2C, seeking site approval for an Automobile Repairer's license. Motion passed unanimously.

2016 Meeting Schedule Approval

Douglas Stebbins moved and Joe Marinaccio seconded to approve the 2016 Meeting Schedule, motion passed unanimously.

Unfinished Business

None

Correspondence and Bills

None

Minutes Approval for November 10, 2015

The minutes of the November 10, 2015 were corrected to read, "Absent – B.J. Ferro" and in paragraph two, 'Chairman Hills opened the floor to the public and Bruce Tyler, representing Barbara Yoon, to present reasons for granting the variance.', was changed to, "Bruce Tyler, representing Barbara Yoon, gave the presentation for the variance." Leonard Van Wingerden moved and Susan Peck seconded to approve the minutes as amended. Motion passed unanimously.

Adjournment

Moved by Susan Peck and seconded by Joe Marinaccio to adjourn the meeting at 7:58 pm. Motion passed.

Respectfully submitted,

Leonard Van Wingerden